

**DOWNTOWN INDUSTRIAL DISTRICT
BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS MEETING**
August 6, 2013
MINUTES

BOARD MEMBERS

Present: **James Barich, Dilip Bhavnani, Howard Klein,
Matt Klein, Larry Rauch, Mark Shinbane, Michael
Tansey**

Absent: **Ernie Doizaki, Richard Gardner, Alexander
Palermo**

STAFF: **Ed Camarillo, Estela Lopez, Jessica Whaley**

CONSULTANTS: **Ken Coelho, Tara Devine, Steve Gibson, Don
Steier**

GUESTS: **Kevin Murray, CEO Weingart Center**

I. CALL TO ORDER

Rauch called the meeting to order with a quorum at 9:06am. Estela Lopez introduced Kevin Murray, new CEO of the Weingart Center. Murray stated that Weingart's efforts were not just to shelter the homeless, but with a job training focus as well. Murray said that the Weingart Center understands the rights of everyone in Skid Row, not just the homeless on the street. Rauch added that Weingart has always been a good partner with CCEA.

II. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS

III. APPROVAL OF MINUTES

M. Klein made a motion to approve the May 17, 2013 minutes, and D. Bhavnani seconded. The Board unanimously approved.

IV. FINANCE

Coelho reviewed the Quarterly financial report with the Board. He reported that we have received a total of over \$1.6 million in assessment revenue and had approx. \$1 million cash in the bank at the end of June. Coelho further stated that delinquencies should be low this year and that financially we are doing well from a BID operations standpoint. DID II has just under \$170,000 in the bank with another approx. \$16,000 due, and during 2013, we have received approx. \$45,000 in prior years' assessments.

V. OPERATIONS

Camarillo reported that his focus is on three areas: Clean, Safe and the Check-in Center (CIC). Camarillo stated that the CIC is in high demand and at full capacity. Rauch asked if we could add more bins. Camarillo stated that it is doable to add more bins, but would be cumbersome to the efficiency of the operations. Murray asked if we had double the capacity, would he guess that it would be filled. He also asked how long the average client uses the service and if this could be a recruitment service to help get them off the street, asking if they are chronically homeless or would they even accept services? Lopez stated that it is hard to tell because we do not offer any other services.

Camarillo stated that bulky item dumps on Sundays has increased. He added that crime is down overall. San Pedro Street is drawing more people and our guards and LAPD are seeing more crimes against persons.

Camarillo reported that BID public safety officers handled a total of 8,292 incidents from April to July 2013. Year-to-date totals include 30,966 bags of trash collected; 292 instances of graffiti removed; 1,295 bulky items removed; and 509 weeded blocks in the District.

LAPD Update:

SLO Chris Jarvis was not in attendance to provide an update.

VI. DID BID RENEWAL

Gibson provided a status update on renewal of DID BID for the 2015-2021 term, adding that he has quantified the special v. general for the district and has finalized the first draft of the MDP. With regard to the general v. special benefits, Gibson stated that districts normally do a pedestrian intercept survey, but that it would not be valuable for DID because there are not a lot of visitors to the district.

Bhavnani asked who pays the \$54,000 and Gibson stated that City Council will vote whether to pay the first year, but then in subsequent years, the BID may have to find a way to pay for it, adding that this is a citywide policy issue that has not been answered yet. Devine added that the BID Consortium will be meeting at City Council, meeting with the newly elected members on this issue. Devine added that at the next DID Board meeting, that she will be bringing a property owner list to discuss how the Board can help in the petition drive.

VII. EXECUTIVE DIRECTOR'S REPORT

Little Tokyo Community Design Overlay (CDO)

Lopez reported that she will be testifying at 3 separate meetings on behalf of DID against the expansion south of 3rd Street of the Little Tokyo CDO: Planning Commission, PLUM Committee of City Council and City Council. Lopez added that Little Tokyo has traditionally extended only to 3rd Street and that this is the first time they are asking to expand their boundaries. Lopez reinforced the issue that this does not bode well for DID, as the CDO encroaches into DID and industrial zoned property.

8th Street Farmers Market

Lopez reported that an ad-hoc group is forming to begin to look at opening a Farmer's Market that would have impacts along Alameda and Olympic. Through a permit, they are requesting a weekly closure of 4 blocks at 8th and Alameda. Lopez added that this would impact small business and create major traffic issues.

CCEA Annual Meeting-September 26, 2013

Lopez reminded the Board of the Annual Meeting scheduled for September 26 at Inner City Arts.

VIII. NEW BUSINESS

No new business.

IX. EXECUTIVE SESSION

Rauch temporarily adjourned the DID meeting at 10:03am and convened the CCEA Meeting at 10:03am (see CCEA Minutes). Rauch stated that Executive Session of the DID meeting will be reconvened after the CCEA meeting is adjourned.

Rauch reconvened the Executive Session of the DID meeting at 10:20am. Board was given an update with regard to current and potential litigation related matters by the general counsel.

Guests and staff were excused.

X. ADJOURNMENT- 11:35AM